

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Cedar Cottage Sandygate Lane Lower Beeding West Sussex
DESCRIPTION:	Demolition of existing dwelling and erection of 24no. dwellings including the creation of a new access from Sandygate Lane with associated works.
REFERENCE:	DC/26/0640
RE-CONSULT:	1 st set of comments in black 2 nd set of comments in blue 3 rd set of comments in green
RECOMMENDATION:	Modification Modification Advice

SUMMARY OF COMMENTS & RECOMMENDATION:

3rd set of comments

The layout has not been amended, thus concerns remain, including the encroachment within the RPA of T26. Further, the open space strategy continues to not meet minimum requirements. While indication of a maintenance strip is welcomed, further amendments remain recommended in order to achieve a high quality design as required under Policies 33 and 43 of the HDPF as well as TR4:1.b and DP3:2.f of the updated NPPF.

Please see comments below.

2nd set of comments

While some changes have been made to address previous comments, with thanks, further modification remains required in order to protect and conserve existing landscape features. Please see comments in blue below, highlighting the following:

- Modification to the layout so that the encroachment within RPAs caused by plots 7 & 13 is avoided.
- Provision of a maintenance strip in order to secure the long-term retention of existing and proposed buffer planting. It is also recommended that the buffer planting is excluded from the plot ownership or that covenants are put in place that secure its long-term retention.
- Further consideration of the open space strategy.

1st set of comments

No concerns are raised regarding the proposed development in principle, however modification is requested in order to protect and conserve existing landscape features.

Further consideration should be given to the site layout, the access road in particular, in combination with the reduction of dwellings in order to have further regard for the retention and enhancement of mature trees on site which are key components of the receiving landscape.

See details below.

MAIN COMMENTS:

1. In order to mitigate adverse effects on landscape character and visual amenity, and to comply with HDPF Policies 25, 26, 31 and 33, existing vegetation must be protected, conserved and enhanced. In order to safeguard the existing green infrastructure bounding and within the site, proposals must:
 - a. Demonstrate compliance with BS 5837:2012. As such, development within root protection areas (RPAs) should only be observed where unavoidable.
 - b. Avoid existing trees and vegetation backing onto garden plots or being enclosed within residential curtilage whenever possible, to secure their long-term retention and sympathetic relationship with future occupants of the site.
2. It is also recommended that placing RPAs in private gardens is avoided where possible.
3. As the site is partially undeveloped, the layout can be adjusted to fully avoid RPAs. The alteration of the access road and the removal of the following dwellings is thus recommended:
 - a. Plot 6 - within the RPA of T42, which benefits from a TPO.

Not addressed.

Response dated 9th September 2026 is noted. It may be prudent to remove permitted development rights (building extension and outbuildings) given the considerable percentage of the tree's RPA within the rear garden that could be subject to PD structures, hardstanding, excavations and other household development within the RPA. This would create pressure on the tree and undermine its contribution to landscape character (3.5.1 of the AIR). Please consult HDC's Arboriculturist for further advice as the same was suggested for plots 16 & 17.

- b. Plot 13 and the associated road - within the RPAs of T24 & T26.

The RPA of T24 has been avoided, with thanks. However, concern is raised regarding the proximity of the plot and the existing treeline, which is likely to result in a poor relationship and shading concerns. This places the trees at considerable risk of future lopping or felling pressure, which would further erode the site's landscape character and amenity value. Please amend.

The applicant's consultant arboriculturist response dated 19th August 2026 is noted, however concerns raised by both landscape and arboriculture regarding the encroachment within the RPA of T26 have not been addressed.

- c. Plot 7 - within the RPA of 'notable' T19, which benefits from a TPO. While recognised that the current buffer zone is larger than the BS minimum requirements, the removal of this parcel will allow for the delivery of a more meaningful open space that can deliver on the amenity typology as per the requirements of Horsham District Council's Open Space, Sports & Recreation Review 2021 (OSSR). See point 7.

Not addressed; please amend.

Response dated 9th September 2026 is noted. Our advice remains that the scheme should deliver open space that meets the amenity typology of the OSSR.

4. In addition, as per point 1b, the location of any proposed boundary treatment must clearly exclude existing vegetation from plot ownership, providing a maintenance strip between the garden boundaries and existing landscape features.

Not addressed; please amend. A path is noted along the southern boundary, however its purpose is unclear; please clarify.

Response dated 9th September 2026 is noted. Maintenance strips are indicated, however details are to be secured via condition. Closed.

5. Wider, planted buffers are also encouraged to conserve and enhance the semi-rural landscape character.

Planted buffers have been provided on the western boundaries of Plot 6 and 24, the northern boundaries of Plots 8-13, and the southern boundaries of Plots 14-17, with thanks. However, please note that the long-term retention of the planting cannot be guaranteed within private amenity space, as it will be dependent on future occupiers' choice. As above, maintenance

strip with access is therefore requested alongside the exclusion of the planted buffer from the plot's ownership.

Response dated 9th September 2026 is noted. As above, details to be secured via condition. Closed.

6. Planning and Land Management Guidelines for *N1 - Mannings Heath Farmlands Landscape Character Area* (LCA) as defined by the Horsham District Landscape Character Assessment (2003), of which the site is located, state to, 'conserve and enhance tree cover around village fringes and on approach roads'. As such, we request that the access road be tree-lined on approach to Sandygate Ln.

Amended, with thanks. Closed.

7. We note the site meets the minimum threshold for multi-functional greenspace provision, as identified in the OSSR. For a scheme of this size, it is acknowledged that not all typologies of open space can be delivered on site. Nevertheless, it is considered that larger areas of natural and semi-natural green space can be delivered along the boundaries, which will simultaneously address concerns with landscape and visual amenity. We echo comments made by HDC's Arboriculturalist regarding the introduction of post and rail fencing to limit access and compaction to the RPA of T19. As such, given the proposed central open space mostly comprises TPO RPA, this space should be widened to deliver amenity space to be enjoyed by residents, as per point 3c. The inclusion of seating and feature planting is recommended as a minimum to meet the OSSR requirements.

A timber knee rail has been provided, however this is deemed unlikely to limit access and thus compaction to the RPA of T19. This treatment should be amended to reflect post and rail fencing, as previously requested by HDC's Arboriculturalist, however this can be secured via condition if necessary. We recommend further guidance from HDC's Arboriculturalist is sought to determine if the area fenced off is sufficient in protecting the RPA of T19.

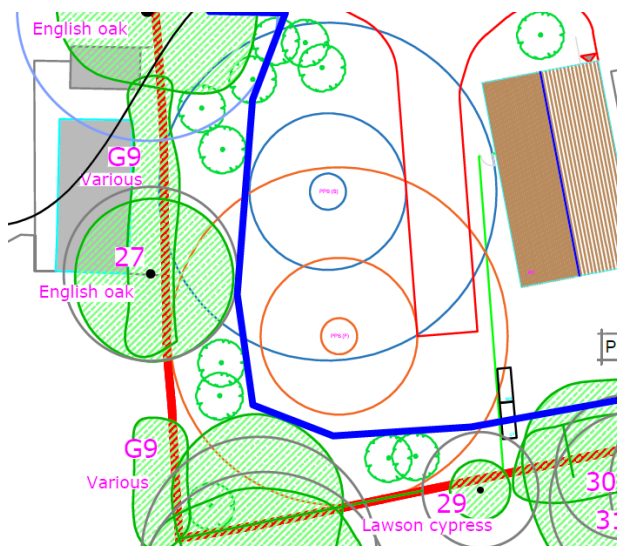
In any case, no amenity space or provision of seating/feature planting has been indicated, therefore OSSR requirements remain unmet. Please amend.

For clarity, the requirements generated by this size of development are below:

- a. Multi-functional Greenspace: 2529m², of which:
 - i. Parks and Gardens: 795m²
 - ii. Amenity Greenspace: 334m²
 - iii. Natural and Semi-Natural Greenspace: 1400m²

As previously noted, the spatial constraints of the site are acknowledged, hence the recommendation of including seating and feature planting if plot 7 cannot be removed to create more space. This advice remains as a minor alteration that will raise the quality of the scheme in line with HDPF Policies 33 and 43, as well as TR4:1.b and DP3:2.f of the updated NPPF. This may be secured via a suitably worded condition, however please note that a financial contribution may be required if this is not addressed.

8. Clarification is requested regarding 'PPS (S)' and 'PPS (F)' to the southwest of the scheme, attached below.



No clarification provided, however these have since been removed from plans. Closed.

Response dated 9th September 2026 is noted. The annotations are related to below ground foul and surface water pumps. Closed.

9. In addition, some of the tree planting appears to be proposed within the RPA of existing trees. We request these are adjusted and planted in a similar location outside of RPAs.

Amended, with thanks. Closed.

10. Clarification is requested regarding the new area of hardstanding in the southwestern corner of the scheme.

Response dated 9th September 2026 is noted. The new area of hardstanding is to access below ground pumps. Closed.

RECOMMENDED CONDITIONS:

N/A at this stage, however if you're minded to recommend the application for approval without the concerns addressed above please get in touch as specific conditions will be required.

As above.

If you're minded to recommend the application for approval without the concerns addressed, the following details must be secured by condition:

Underground Services

Pre-Commencement Condition: No development shall commence until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations, have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall be coordinated with the landscaping proposals and Arboricultural Method Statement. The development shall thereafter be carried out in accordance with the approved details.

Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Finished Floor Levels

Pre-Commencement Condition: No development shall commence until precise details (to include details shown on a plan) of the existing and proposed finished floor levels and external ground levels of the development in relation to nearby datum points adjoining the application site have been submitted to and approved by the Local Planning Authority in writing. The development shall be completed in accordance with the approved details.

Reason: As this matter is fundamental to control the development in detail in the interests of amenity and visual impact and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Hard and Soft Landscape Scheme

Pre-Occupation Condition: Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all existing trees and planting to be retained and removed
- Planting and seeding plans, including a schedule specifying plant numbers, sizes, densities and species in Latin names
- Hard and soft written specifications (NBS compliant) including ground preparation, cultivation and other operations associated with plant and grass establishment
- Tree pit and staking/underground guying details, including details for sloping ground and position of root barriers and root cells where required
- Details of all hard surfacing materials and finishes, including layout, colour, size, texture, coursing and levels
- Details of all boundary treatments - such as walls, fencing and railings - including location, type, heights and materials

- **Details of maintenance strips**

- Details of minor artefacts and structures **to include seating provision within open spaces** – such as bin stores, cycle stores, street furniture, play equipment and signage – including location, size, colour and specification
- Details of existing and proposed levels for all external earthworks associated with the landscape proposals – such as SuDS, retaining walls, banking etc - including cross sections where necessary
- Proposed and existing services above and below ground, indicated in plan and coordinated with the landscape proposals – such as drainage, power, communications cables and pipelines – including lines, manholes, supports and other technical features
- Details of all external lighting

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Landscape Management and Maintenance Plan

Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until a Landscape Management and Maintenance Plan (LMMP) has been submitted to and approved in writing by the Local Planning Authority. The details should apply to all communal hard and soft landscape areas and shall include:

- Long term design objectives
- Management responsibilities
- A description of landscape components
- Management prescriptions
- Maintenance schedules
- Accompanying plan delineating areas of responsibility

The landscape areas shall thereafter be managed and maintained in accordance with the approved details unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).

External Lighting

Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until a detailed lighting scheme shall has been submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be in accordance with the Institute of Lighting Professional's Guidance notes for the reduction of obstructive light and shall have been designed by a suitably qualified person in accordance with the recommendations.

In addition, the design shall be based on guidance from SDNP Dark Skies Technical Advice Note Version 2 and The Bat Conservation Trust guidance note 08/23, and include:

- 3000Kelvin or warmer
- 500 Lumens or below
- Where appropriate, use of motion/proximity sensors and set to as short a possible a timer as a risk assessment will allow. For most purposes, a 1 or 2 minute timer is appropriate.
- Horizontally mounted luminaires with no light output above 90° and/or no upward tilt
- Shielding such as cowls, baffles or back shields to limit visibility, where relevant.

The scheme shall be implemented in accordance with the approved scheme and thereafter retained as such.

Reason: To safeguard the amenities of the site and surrounds in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015).

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	12/06/2026 11/08/2026 05/10/2026
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	15/06/2016 25/08/2026 06/10/2026